172.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,000 / 634,000
					USE VALUE:	634,000 / 634,000
					ASSESSED:	634,000 / 634,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVINSON JONATHAN S & JANE/TRS	
Owner 2:	5 PECK AVE REALTY TRUST	
Owner 3:		
Street 1:	5 PECK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LEVINSON JONATHAN S -
Owner 2:	ERSKINE MAINE -
Street 1:	5 PECK AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Vinyl Exterior and 1919 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4024.000	255,500		378,500	634,000
Total Card	0.092	255,500		378,500	634,000
Total Parcel	0.092	255,500		378,500	634,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.41 | /Parcel: 330.41

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114021
GIS Ref	
GIS Ref	
Insp Date	08/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,500	0	4,024.	378,500	634,000		Year end	12/23/2021
2021	101	FV	246,700	0	4,024.	378,500	625,200		Year End Roll	12/10/2020
2020	101	FV	246,700	0	4,024.	378,500	625,200	625,200	Year End Roll	12/18/2019
2019	101	FV	203,700	0	4,024.	373,100	576,800	576,800	Year End Roll	1/3/2019
2018	101	FV	203,700	0	4,024.	286,600	490,300	490,300	Year End Roll	12/20/2017
2017	101	FV	203,700	0	4,024.	270,400	474,100	474,100	Year End Roll	1/3/2017
2016	101	FV	203,300	0	4,024.	248,700	452,000	452,000	Year End	1/4/2016
2015	101	FV	195,200	0	4,024.	232,500	427,700	427,700	Year End Roll	12/11/2014

!13320!

PRINT

Date	Time
12/30/21	16:44:49

LAST REV

Date	Time
01/22/21	09:22:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVINSON JONATH	57130-518		7/13/2011	Convenience	1	No	No		
MARTINOS MARK M	30113-177		4/30/1999		272,900	No	No		
DE VITO EMILY	22424-247		9/24/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	114021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2020	1409	New Wind	26,000	C				
11/13/2015	1762	Alterati	24,000					
10/3/2012	1265	Manual	19,000	C				
9/17/2012	1170	Re-Roof	14,269	C				
9/29/2008	1201	Manual	3,672					new entry door and

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
8/9/2016	Measured	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
4/11/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
4/24/2000	Inspected	270	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4024		Sq. Ft.	Site		0	70.	1.34	6									378,505						378,500	

Total AC/HA:	0.09238	Total SF/SM:	4024	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,505	Spl Credit		Total:	378,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29102564
Const Adj.:	1.00550008
Adj $ / SQ:	142.794
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370354
Depreciation:	114810
Depreciated Total:	255544

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

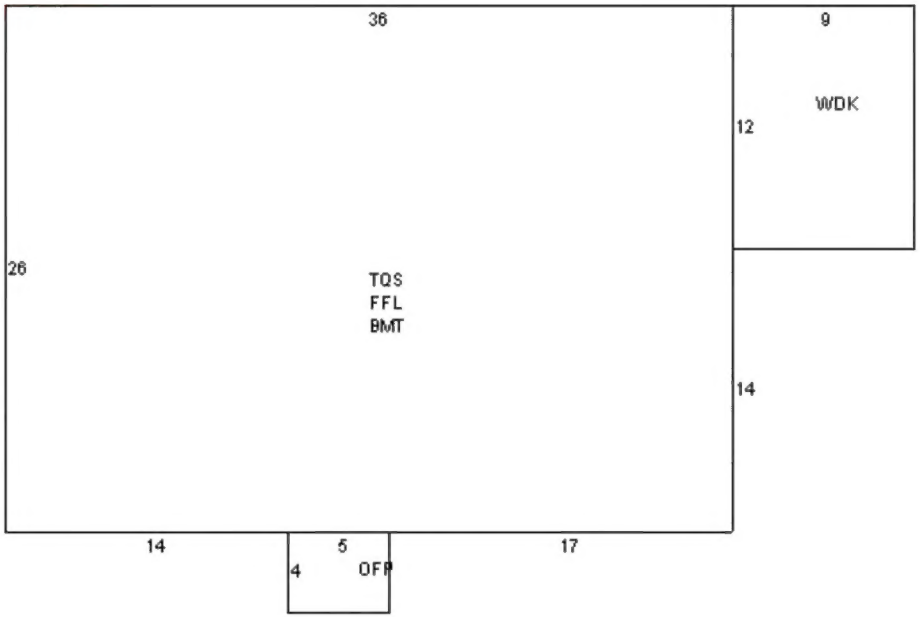
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.79
Special Features:	0	Val/Su Net:	94.56
Final Total:	255500	Val/Su SzAd	155.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	51.190	47,915
FFL	First Floor	936	142.790	133,655
TQS	3/4 Story	702	142.790	100,241
WDK	Deck	108	15.340	1,657
OFP	Open Porch	20	44.240	885
	Net Sketched Area:	2,702	Total:	284,353
Size Ad	1638	Gross Area	2936	FinArea 1919

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

172.0-0004-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: